



DOWNTOWN DADELAND

A VILLAGE WITHIN A CITY

ZONING HEARING PLANS REVIEW

☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: Ron C. Kelly
ON: 10/19/11

ZONING EVALUATOR

☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE

By: Mr. [Signature] 10/19/11

BOARD OF COUNTY COMMISSIONERS HEARING
Submitted to: Miami-Dade County Department of Planning & Zoning
Architect: ADD Inc
Resubmitted 12 October 2011

RECEIVED
Z10-044
OCT 19 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

Project Information

Site Information			Remarks
Net Lot Area	323,000 square feet (7.42 acres)		
Zoning Designation	Downtown Kendall Urban Center District		
Main Use & Occupancy Classification	Residential / Mercantile / Assembly		
Sign Requirements			Remarks
	Allowed	Proposed <i>(Variance Items are Bold Underlined)</i>	
Development Parameters			
Section 33-284.62 (B)(3)(h)	Awnings, balconies, roof eaves, signs, porches, stoops, and ramps may encroach into setbacks. Awnings, balconies, roof eaves, and signs may encroach into rights-of-way; however, they shall not extend a distance closer than six (6) inches from the curb face. All right-of-way encroachments shall be a minimum one hundred thirty-two (132) inches above the sidewalk. Encroachments shall not be taller than the building or pedestal, whichever is lower.	4'-0" encroachment into r.o.w. and 4'-0" from curb face	For Banner Signs along North Kendall Drive
		1'-0" encroachment into r.o.w. and 6'-10" from curb face	For Banner Signs along Dadeland Boulevard
		134" from sidewalk to bottom of sign	For Banner Signs
		Encroachment is lower than building	For Banner Signs
Permanent Point of Sale Signs [in Core and Center Sub-Districts] Section 33-284.63 (B)(2)(b)			
i) Size	24 square feet maximum	<u>51.00 and 28.33 square feet</u>	For Banner Signs
	8 square feet maximum for cantilever projecting	<u>51.00 and 28.33 square feet</u>	For Banner Signs
ii) Number	One (1) of each sign type, up to a total of three (3) per street frontage for each tenant	<u>ADDITIONAL cantilever projecting signs for each tenant at NON-FRONTAGE locations</u>	For Banner Signs
iii) Building Identification Wall Sign	Permitted above eight floor. One (1) sign per frontage is permitted, each sign shall be a maximum of three hundred (300) square feet	N/A	
iv) Setbacks and Spacing	The outer edge of the sign shall be no closer than zero (0) feet from the right-of-way and five (5) feet minimum from side or rear property line	North Kendall Drive = <u>4 foot encroachment beyond north property line</u> Dadeland Boulevard = <u>1 foot encroachment beyond west property line</u> SW 72nd Court = 36'-5" setback from east property line	For Banner Signs along North Kendall Drive For Banner Signs along Dadeland Boulevard For Banner Signs
v) Illumination	Section 33-96, Illumination, of this Code, shall apply, except that revolving, rotating, and otherwise moving signs shall be prohibited	N/A	
vi) Maximum Height	Four (4) feet maximum height above grade to top of sign for detached sign	N/A	
vii) Special Conditions	No permit required for awnings following these regulations. Letters attached or painted to fabric shall be limited to the identification of the occupant and/or use of the property. Back-lit awnings and balloon signs are not allowed. Decorative neon may be used only inside windows. Building name and quotations carved into stone or stucco relief may occupy up to ten (10) percent of a façade.	N/A	
viii) Prohibited	No sign shall exhibit thereon any lewd or lascivious matter.	N/A	
Directional Signs [to direct traffic flow and locate entrances and exits] Section 33-284.63 (B)(3)			
i) Size	Do not exceed three (3) square feet in area	2.65 & 2.30 square feet <u>14.25 square feet</u>	For parking directional signs For lettering on top of parking garage entrance canopy
ii) Height	Do not exceed four (4) feet in height above grade	<u>10'-6" above grade to top</u> <u>10'-2" above grade to top</u> <u>13'-0" above grade to top</u>	For parking directional signs on lamp posts For parking directional signs on parking garage entrance canopy For parking garage entrance canopy lettering sign
iii) Approval	Providing they are shown and approved on site plans which indicate size, location, copy, etc.	Provided	
iv) Prohibited	Logos, names, and advertising are not permitted on such signs	<u>Logo sign provided: 4.91 square feet & 10'-10" above grade to top</u>	On parking garage entrance canopy

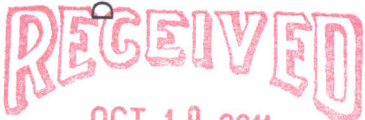
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ZONING DATA

Board of County
Commissioners Hearing
10.12.11

DOWNTOWN DADELAND
7270 NORTH KENDALL DRIVE
MIAMI, FL 33156



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

One Biscayne Tower
Suite 1670
Two South Biscayne Blvd
Miami, FL 33131
T: 305.482.8700
F: 305.482.8770
www.addinc.com

ADD Inc
Lic#: AA26001507
Jonathan Cardello
Lic#: AR93391

ARCHITECTURE + DESIGN

PROPOSED SITE
MODIFICATIONS

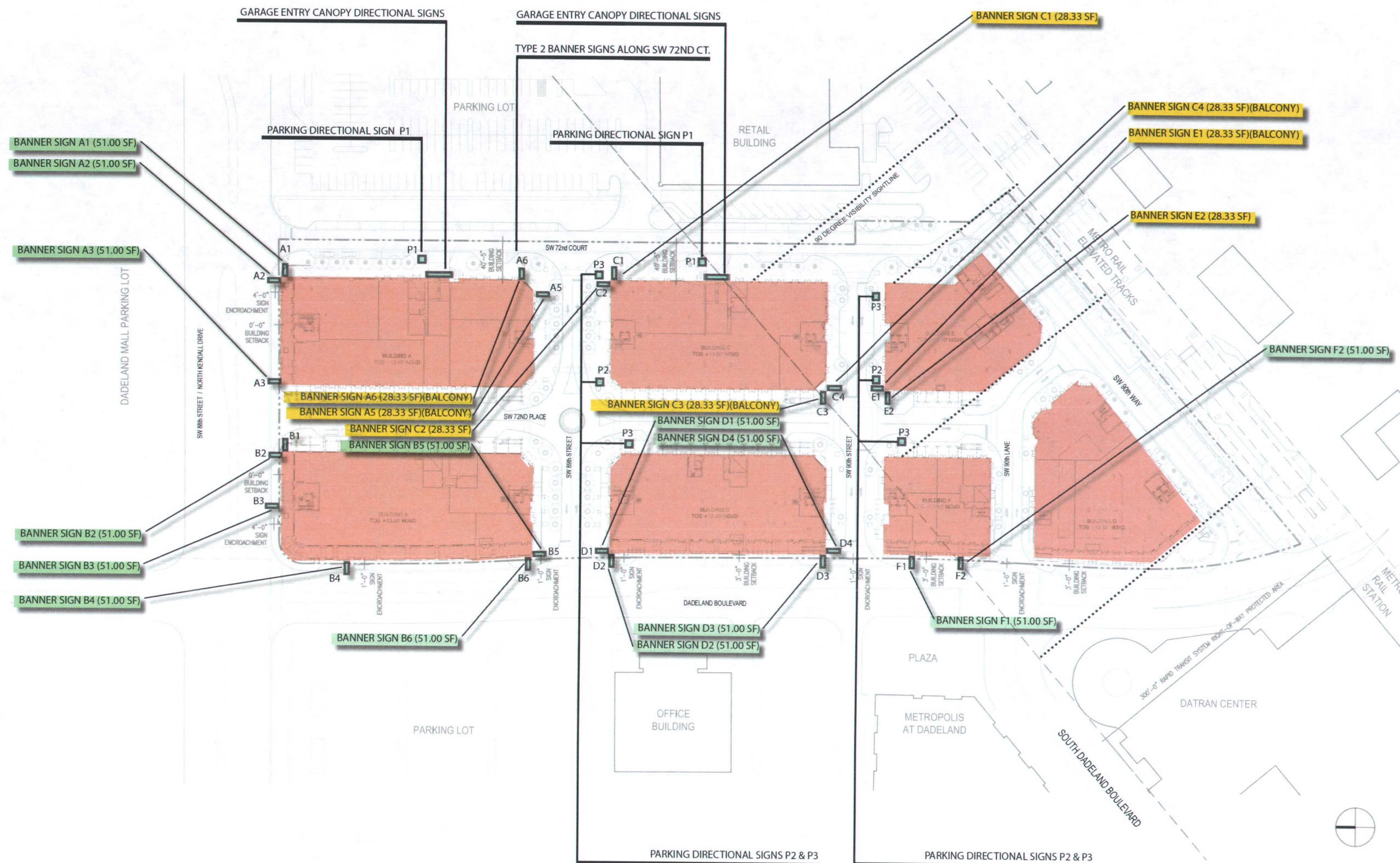
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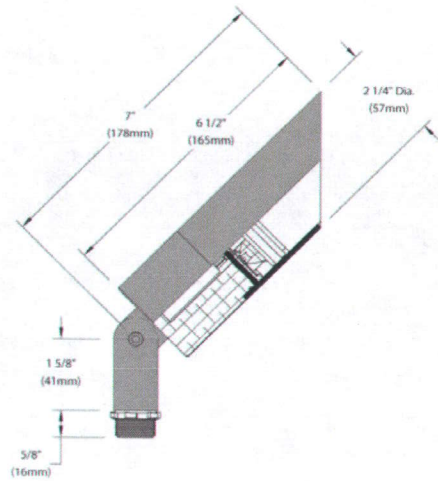
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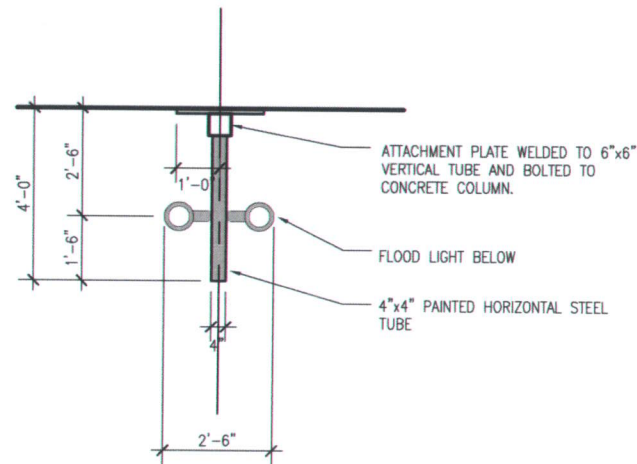


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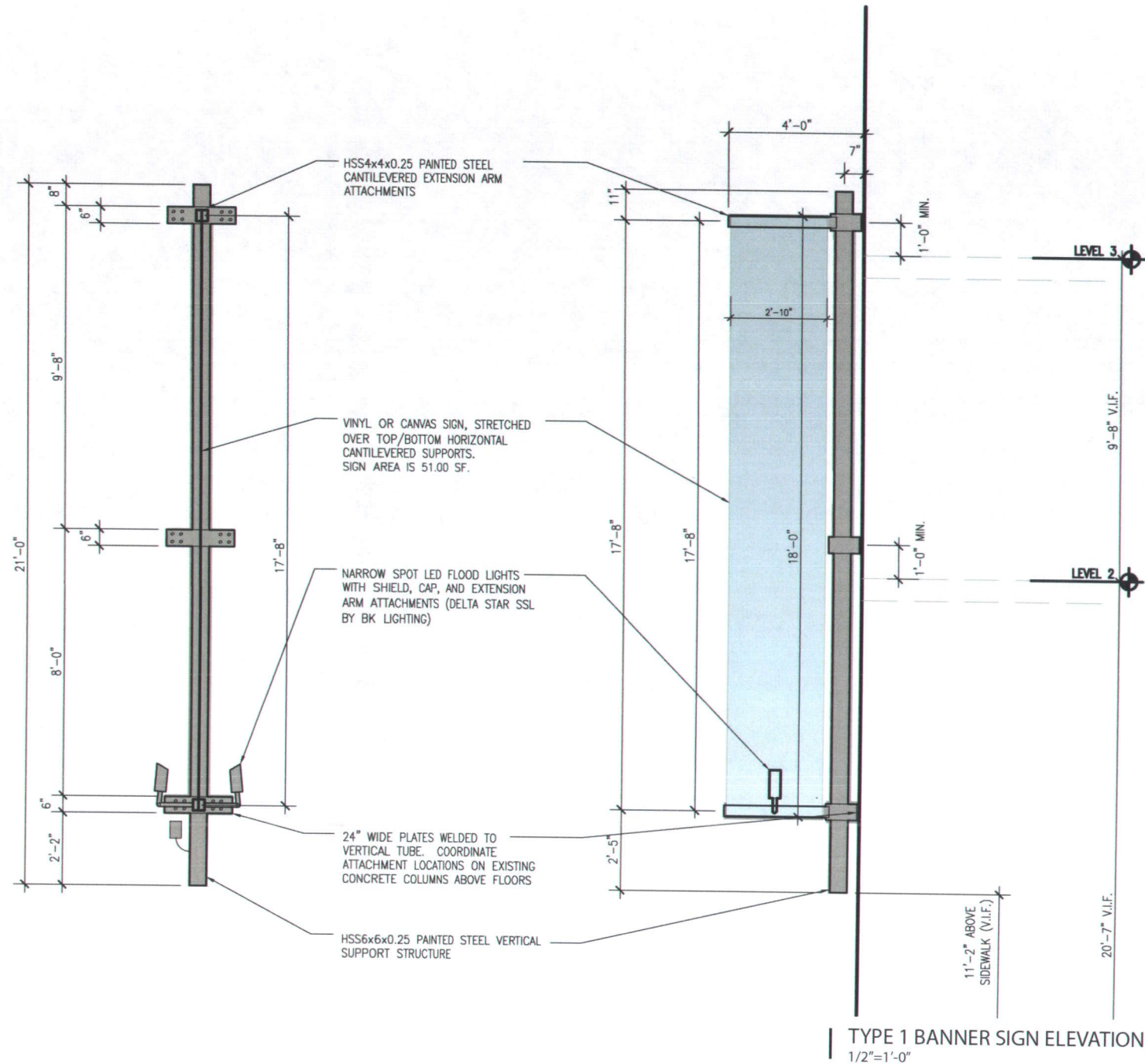
PROPOSED SITE PLAN
1"=50'



BANNER SIGN LIGHT FIXTURE - CUTAWAY VIEW
NO SCALE



TYPE 1 BANNER SIGN PLAN
1/2"=1'-0"



TYPE 1 BANNER SIGN ELEVATIONS
1/2"=1'-0"

*TYPE 1 (51.00 SF) BANNER SIGNS LOCATED ALONG NORTH KENDALL DRIVE
AND DADELAND BOULEVARD:
A1, A2, A3, B1, B2, B3, B4, B5, B6, D1, D2, D3, D4, F1, F2

NOTE: ALL BANNERS CAN ONLY BE MOUNTED ON BUILDING STRUCTURAL
COLUMNS AND ARE LOCATED WHERE THEY OCCUR

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BANNER SIGN TYPE 1
DETAILS

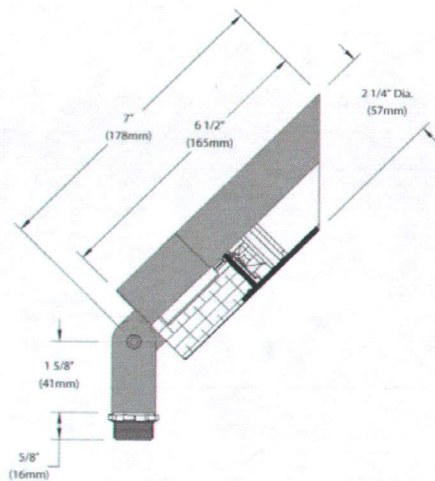
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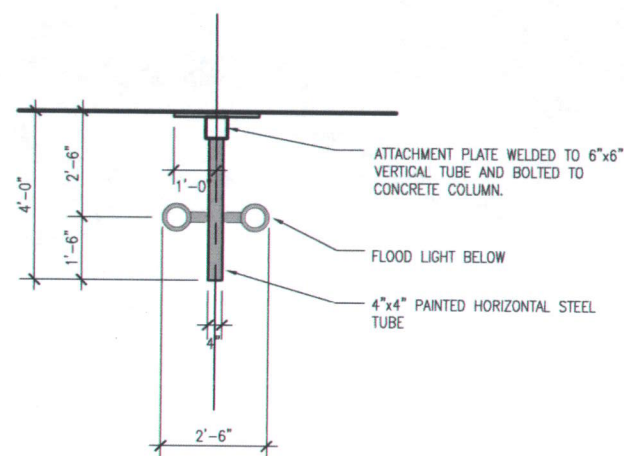
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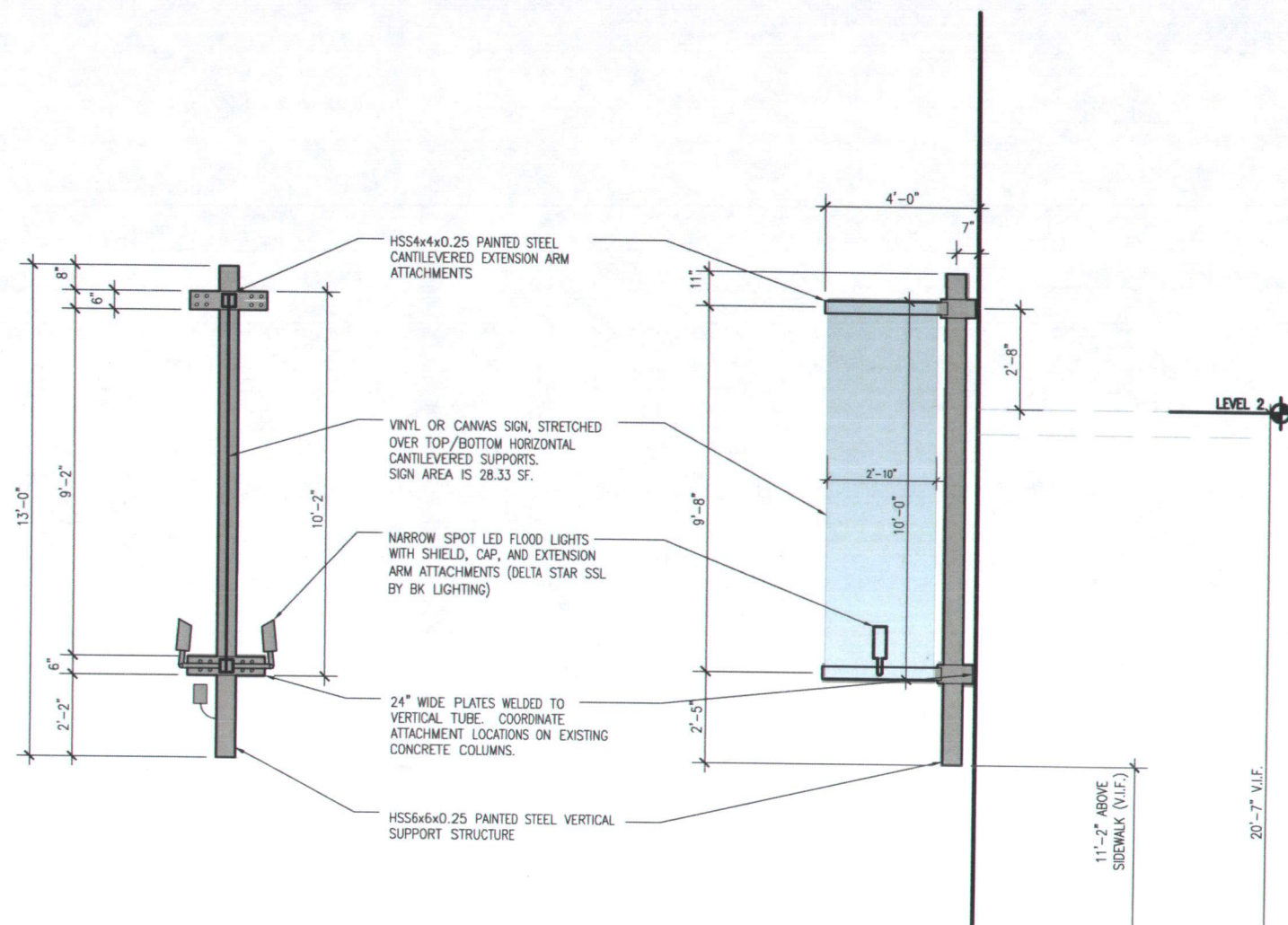
ARCHITECTURE + DESIGN



BANNER SIGN LIGHT FIXTURE - CUTAWAY VIEW
NO SCALE



TYPE 2 BANNER SIGN PLAN
1/2"=1'-0"



TYPE 2 BANNER SIGN ELEVATIONS
1/2"=1'-0"

*TYPE 2 (28.33 SF) BANNER SIGNS LOCATED ALONG SW 72ND COURT AND SW 72ND PLACE:
A5, A6, C1, C2, C3, C4, E1, E2

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BANNER SIGN TYPE 2
DETAILS

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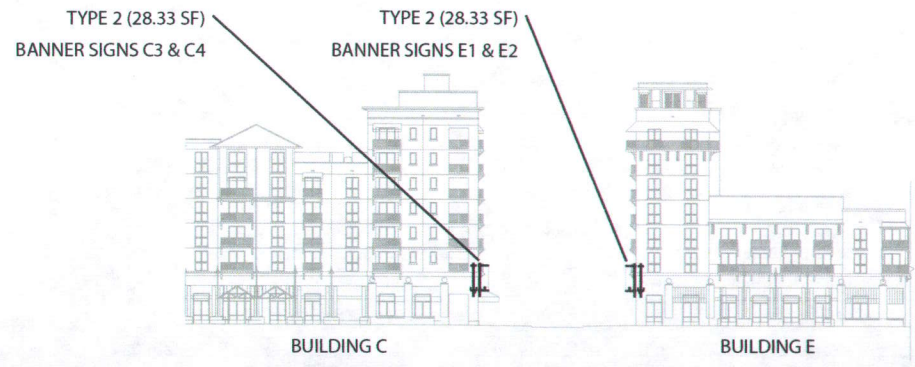
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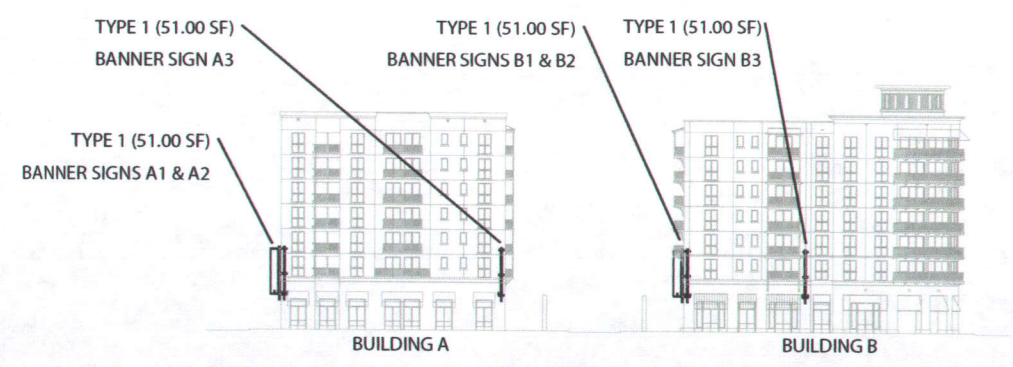
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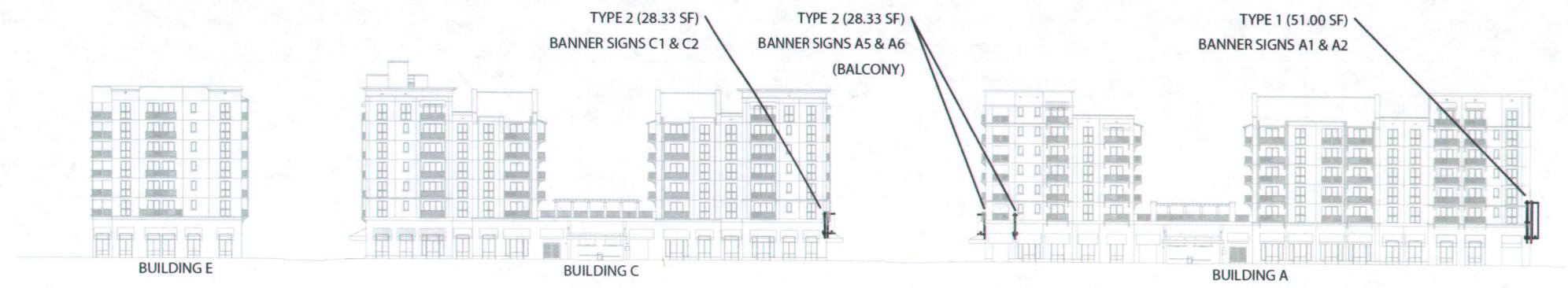
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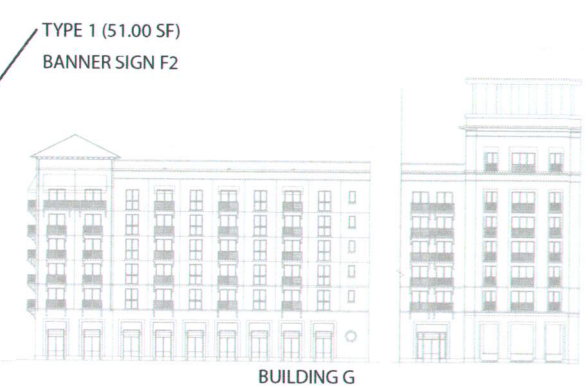
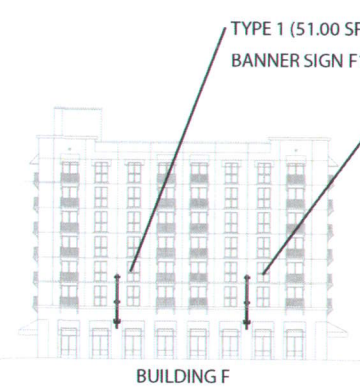
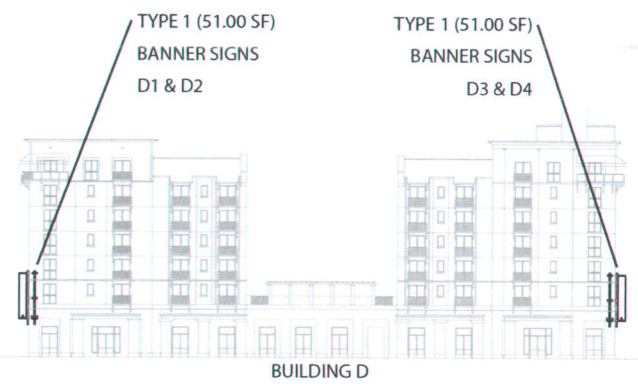
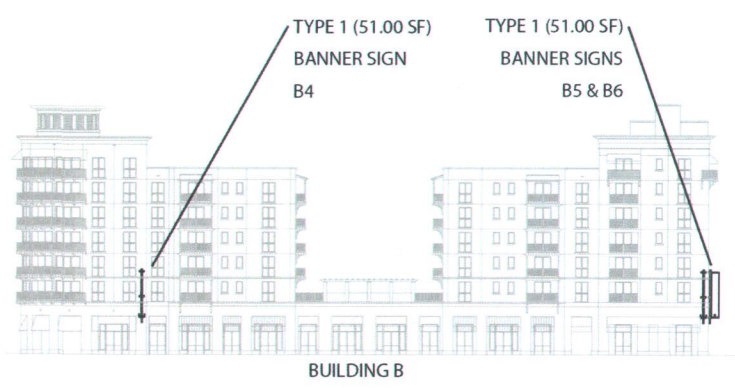
PARTIAL WEST ELEVATION ALONG SW 72ND PLACE
NO SCALE



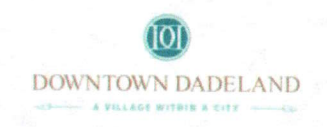
NORTH ELEVATION ALONG KENDALL DRIVE
NO SCALE



EAST ELEVATION ALONG SW 72ND COURT
NO SCALE



WEST ELEVATION ALONG DADELAND BOULEVARD
NO SCALE



BANNER SIGN OVERALL ELEVATIONS

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Commissioners Hearing
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DOWNTOWN DADELAND
7270 NORTH KENDALL DRIVE
MIAMI, FL 33156

PROJECT #09163.00

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Miami, FL 33131
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PROPOSED BANNER
MOUNTING HEIGHTS

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Commissioners Hearing
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7270 NORTH KENDALL DRIVE
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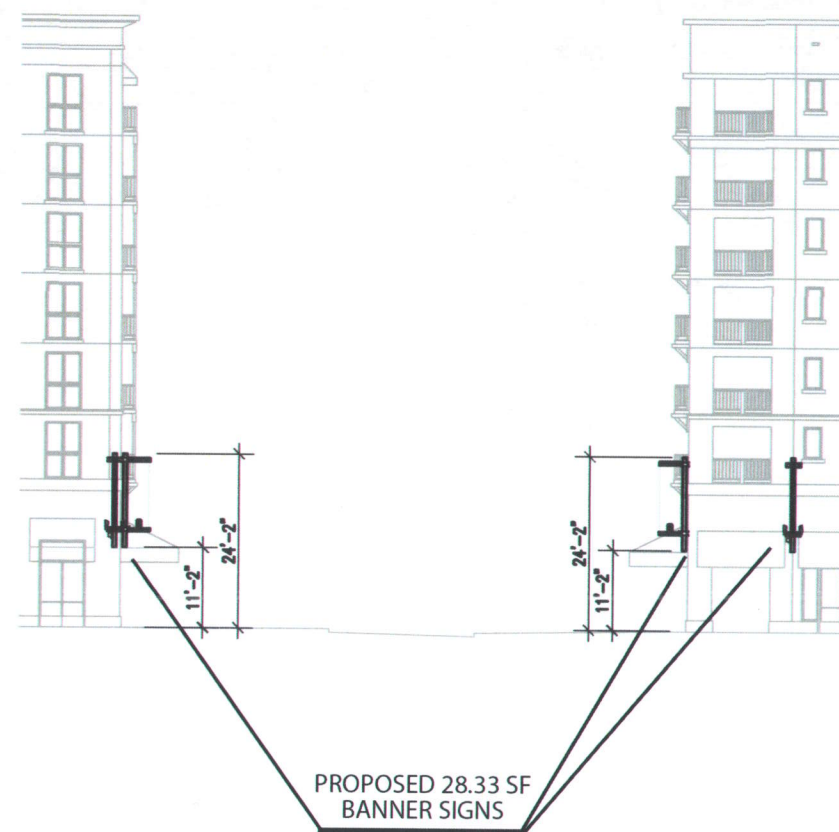
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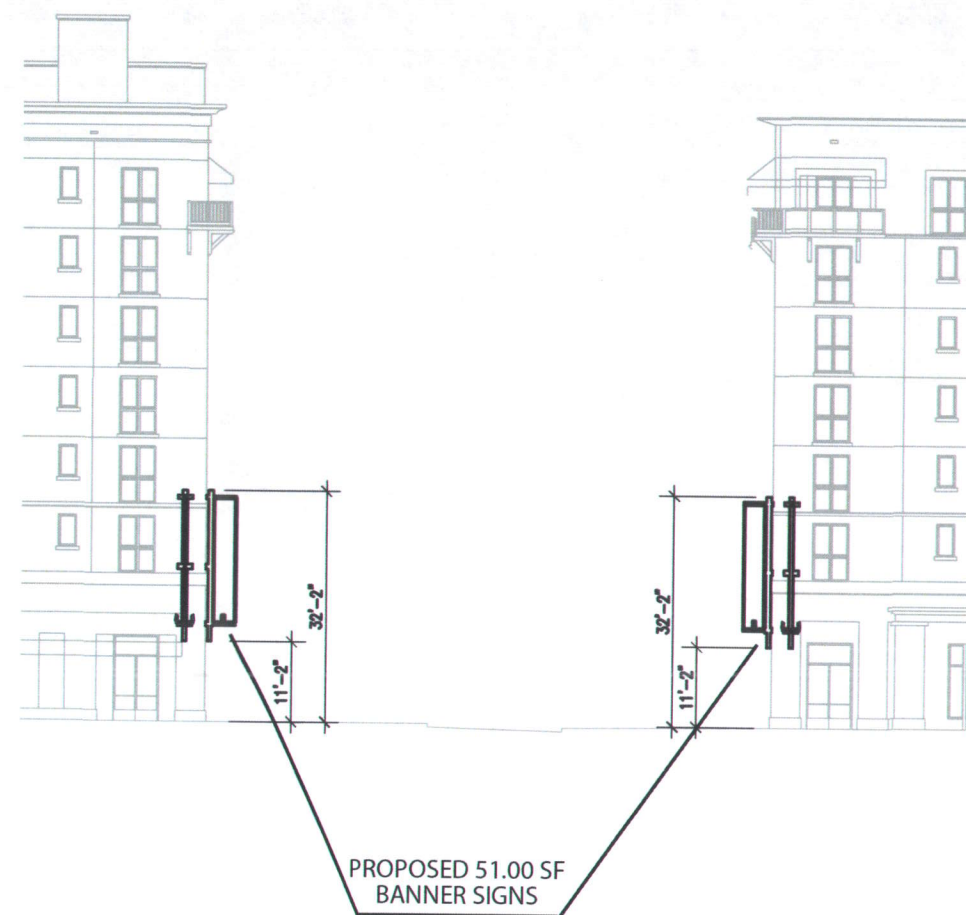
ARCHITECTURE + DESIGN

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A-7



*FOR TYPE 2 (28.33 SF) BANNER SIGNS AT 8 LOCATIONS:
A5, A6, C1, C2, C3, C4, E1, E2



*FOR TYPE 1 (51.00 SF) BANNER SIGNS AT 15 LOCATIONS:
A1, A2, A3, B1, B2, B3, B4, B5, B6, D1, D2, D3, D4, F1, F2



PROPOSED PARTIAL ELEVATION
ALONG NORTH KENDALL DRIVE
1/8"=1'-0"



PROPOSED PARTIAL ELEVATION
ALONG SW 72ND PLACE
1/8"=1'-0"

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TYPE 1 BANNER SIGN
BUILDING ELEVATIONS

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TYPE 1 BANNER SIGN
BUILDING ELEVATIONS

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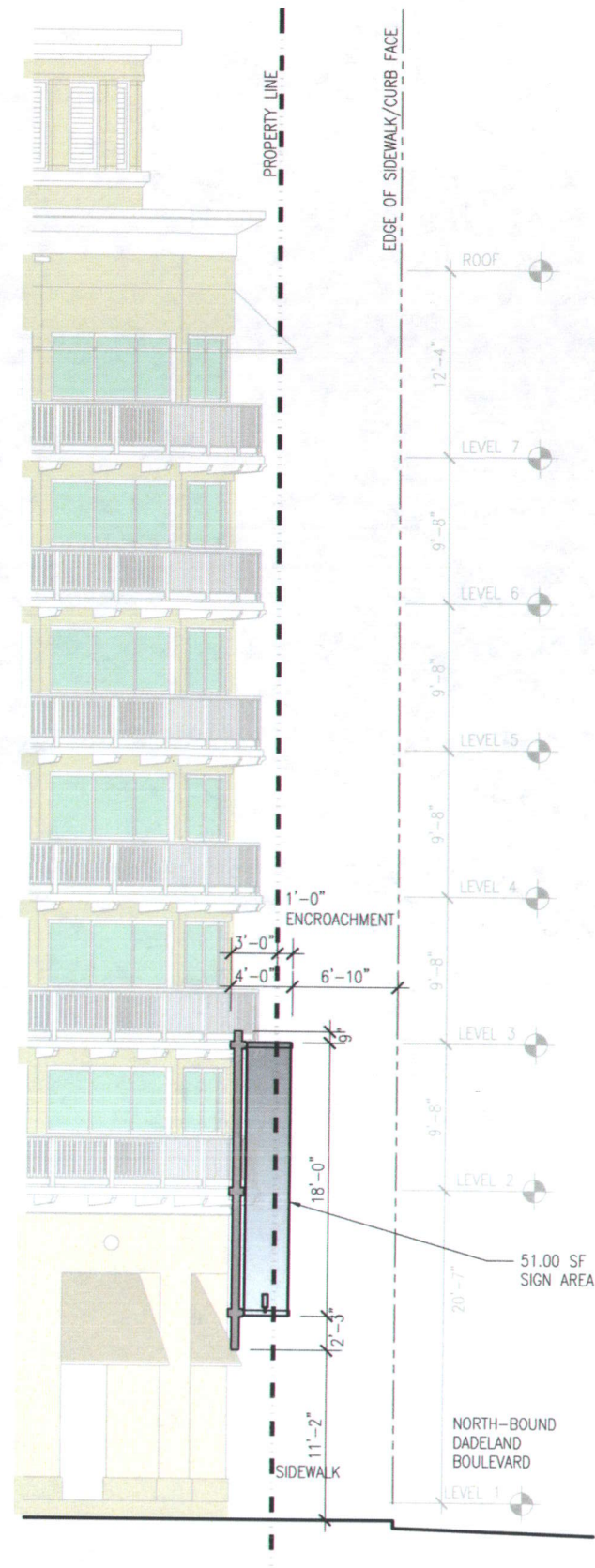
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ARCHITECTURE + DESIGN

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PROPOSED PARTIAL ELEVATION
ALONG NORTH KENDALL DRIVE
1/8"=1'-0"



PROPOSED PARTIAL ELEVATION
ALONG DADELAND BOULEVARD
1/8"=1'-0"

TYPE 2 BANNER SIGN
BUILDING ELEVATIONS

Board of County
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10.12.11

DOWNTOWN DADELAND
7720 NORTH KENDALL DRIVE
MIAMI, FL 33156

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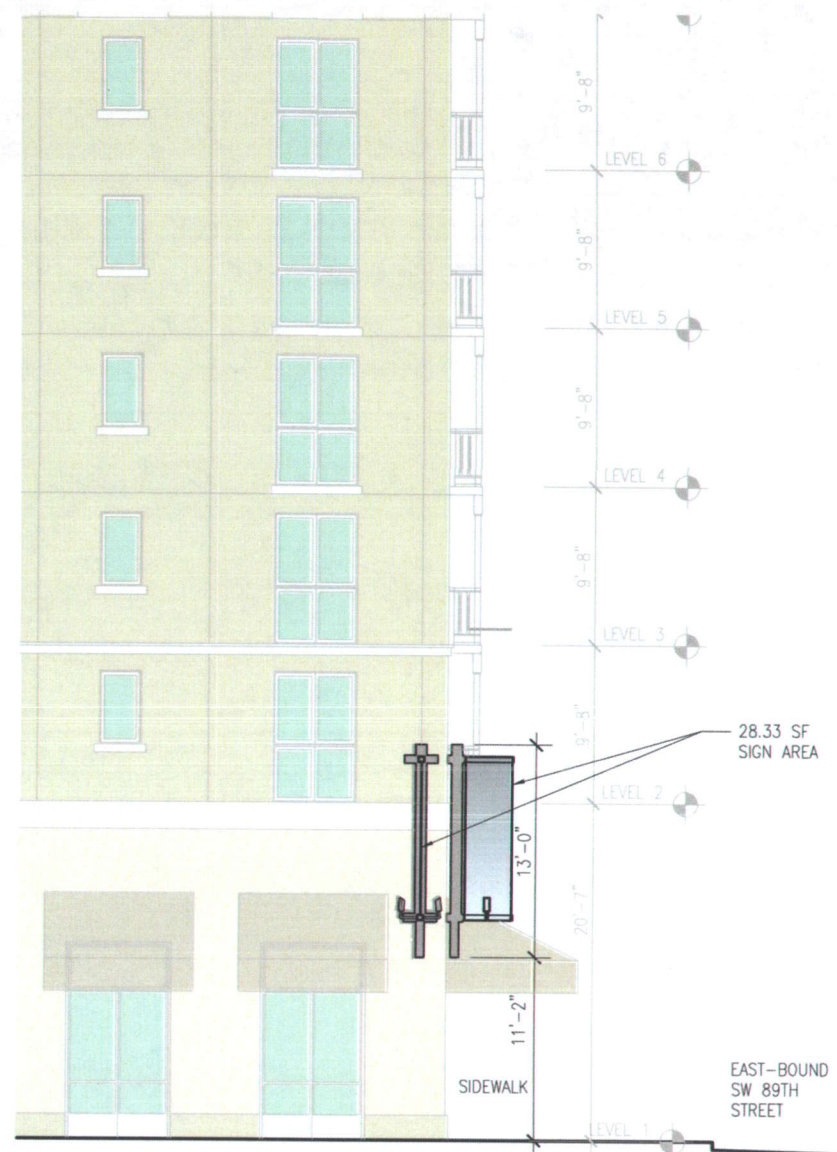
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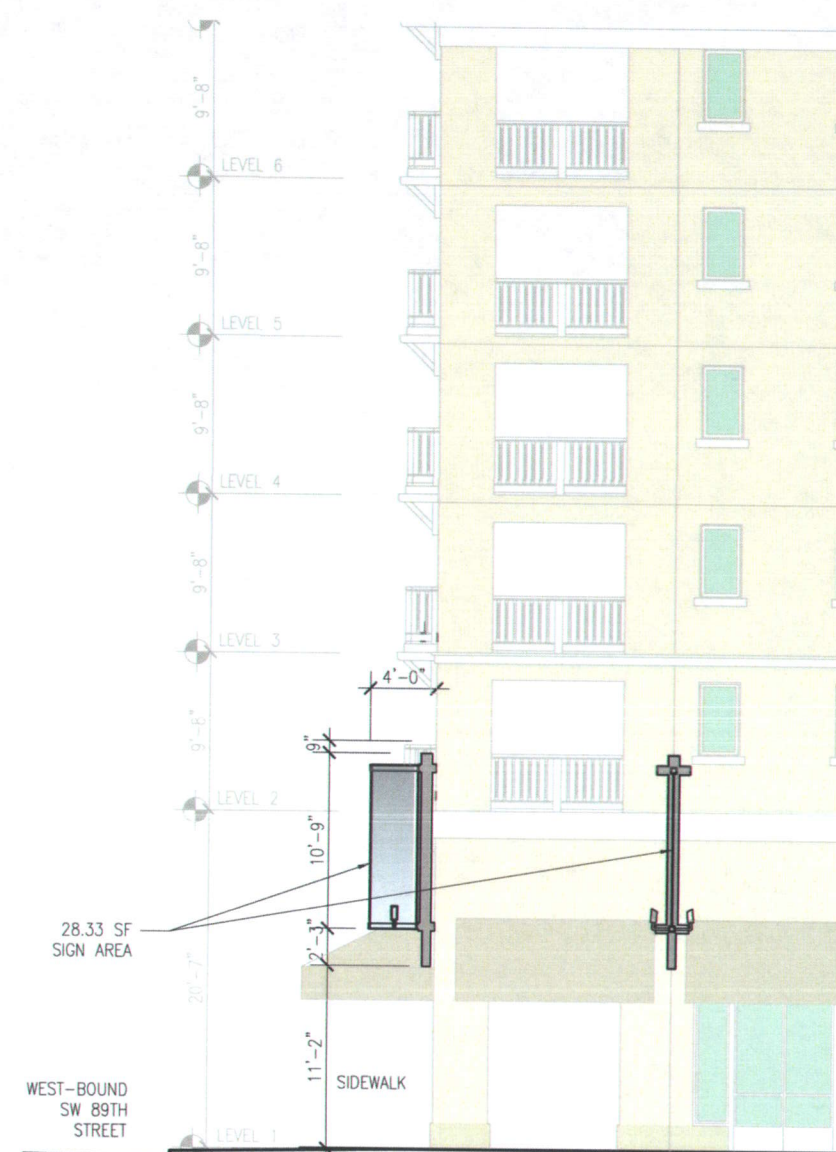
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PROPOSED PARTIAL ELEVATION
ALONG SW 72ND COURT
1/8"=1'-0"



PROPOSED PARTIAL ELEVATION
ALONG SW 72ND COURT
1/8"=1'-0"

PARKING
DIRECTIONAL SIGNS -
AXONOMETRIC

Board of County
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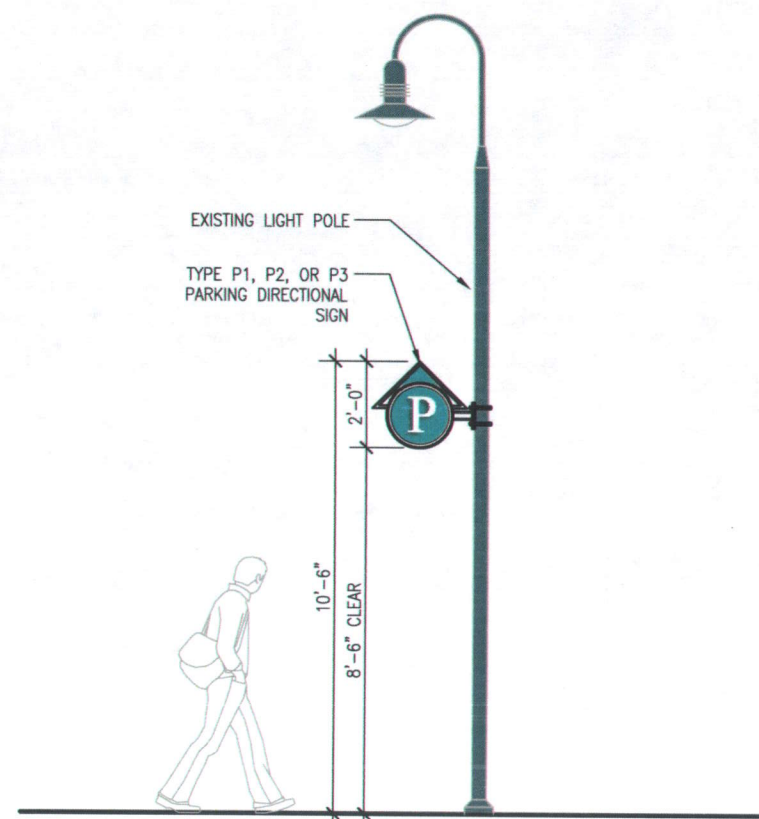
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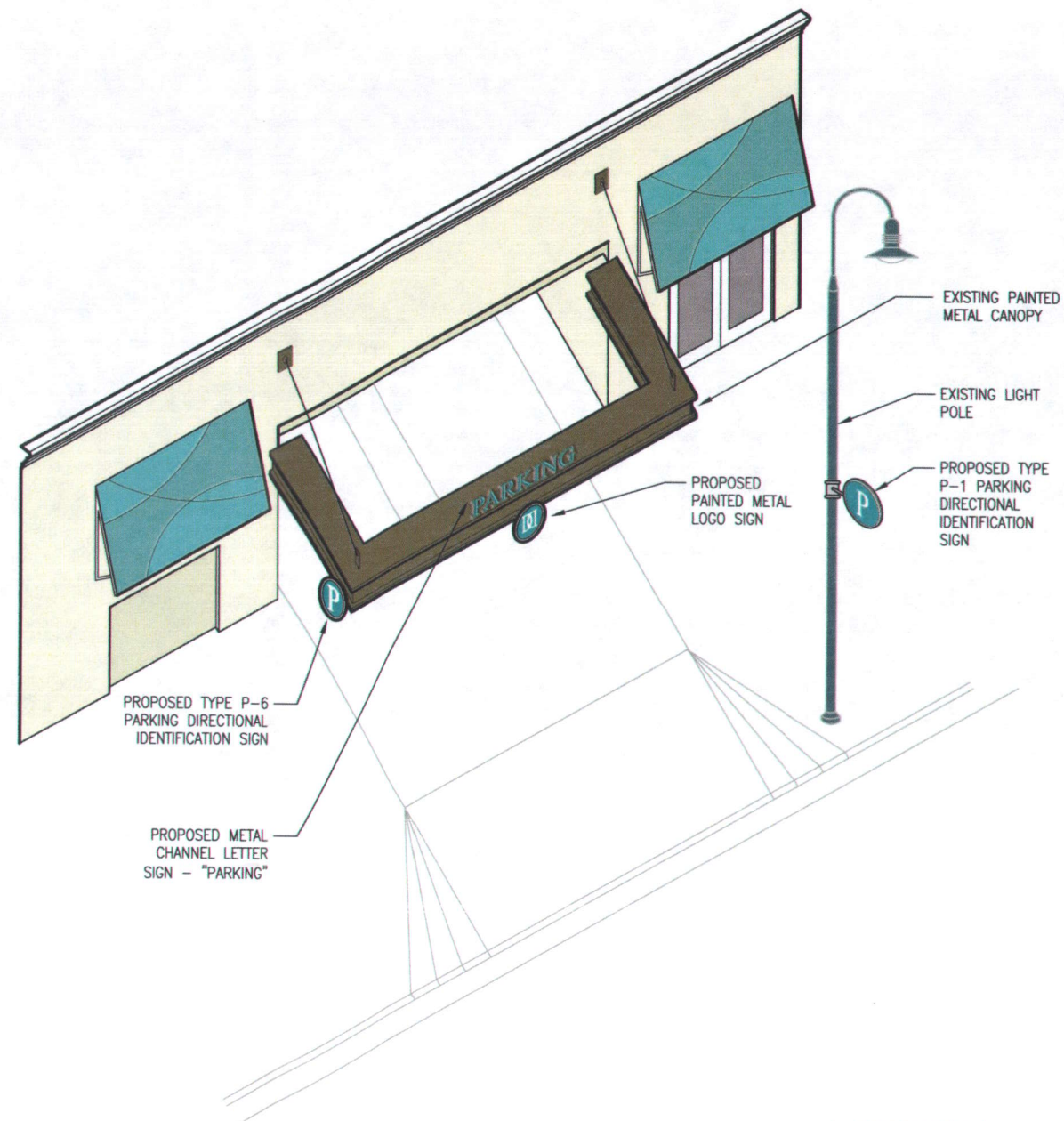
ARCHITECTURE + DESIGN

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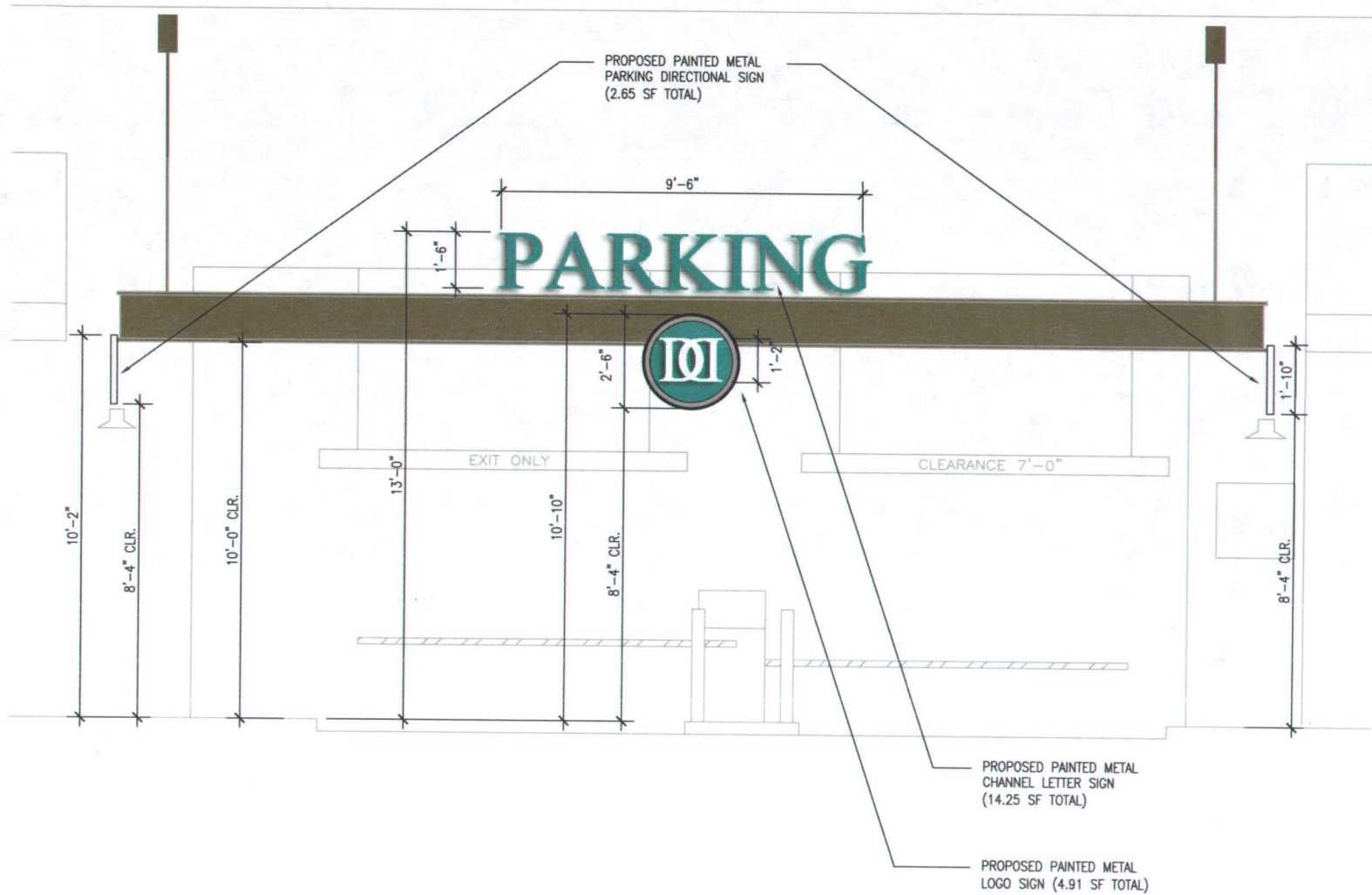
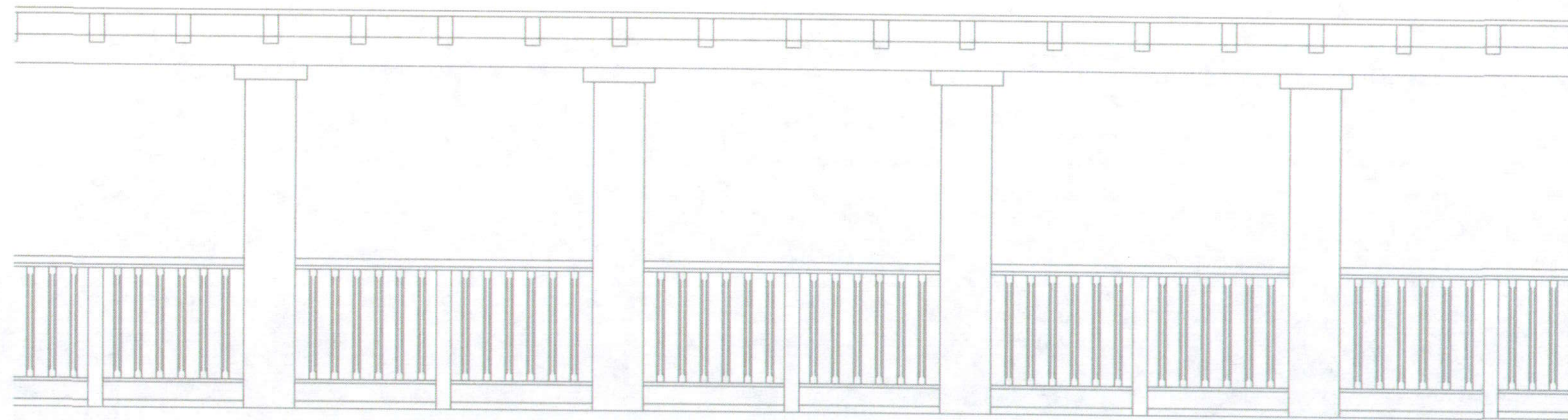
A-11



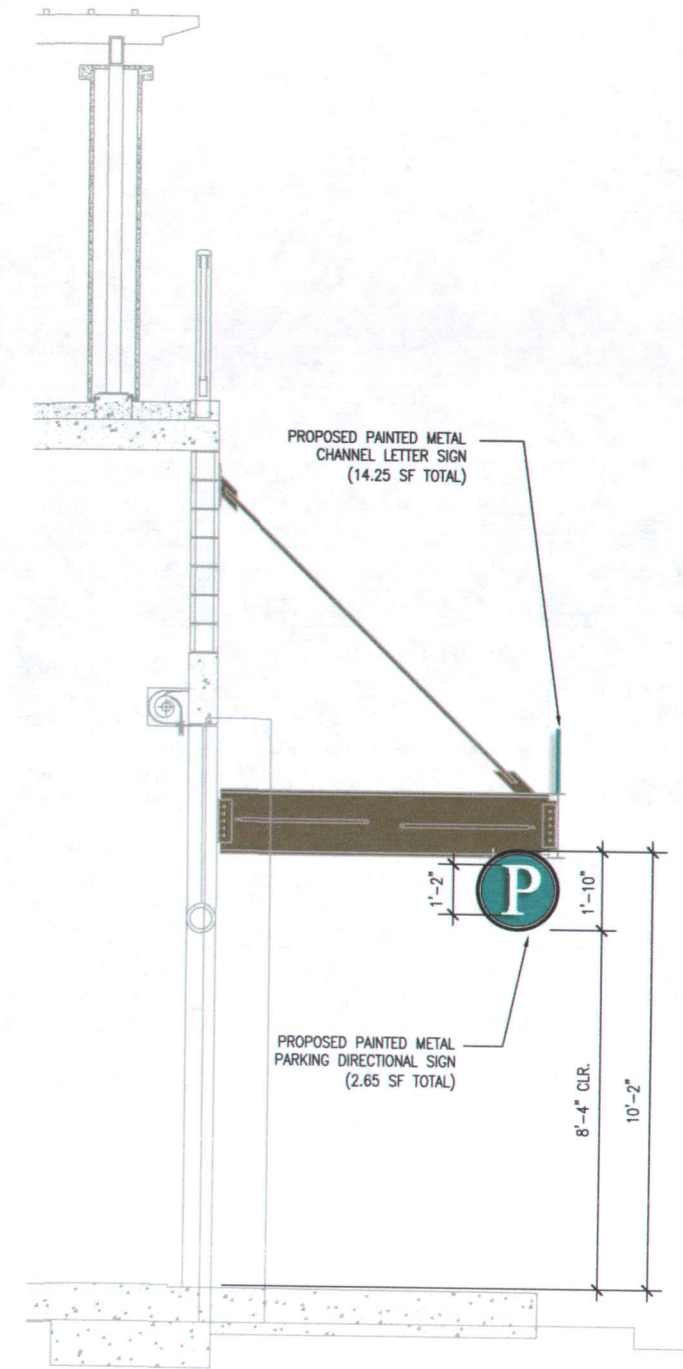
PROPOSED SIGN ELEVATION
1/2"=1'-0"



PROPOSED AERIAL VIEW
OF GARAGE ENTRANCE
AND EXIT
NO SCALE



PROPOSED FRONT ELEVATION
1/2"=1'-0"

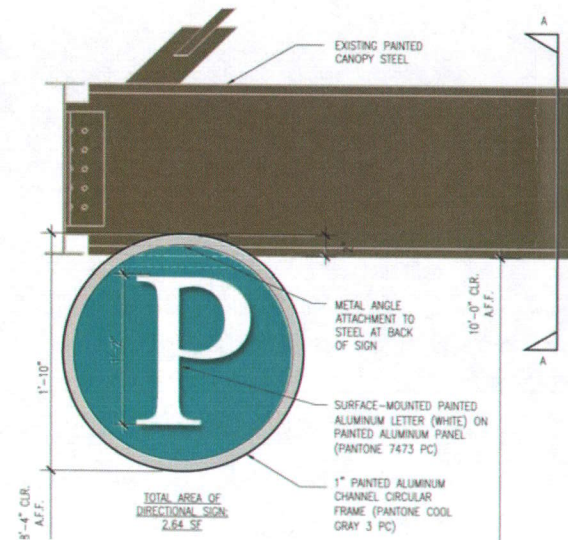
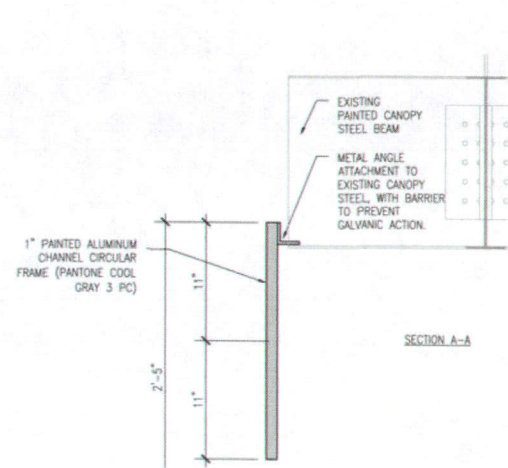


PROPOSED SIDE ELEVATION
1/2"=1'-0"

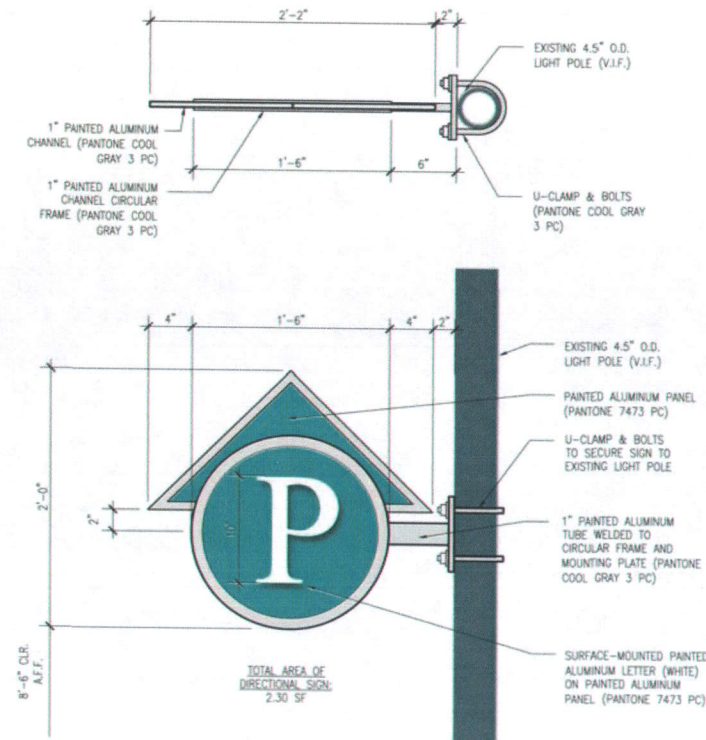
PARKING
GARAGE ENTRY/EXIT
SIGN ELEVATION

Board of County
Commissioners Hearing
10.12.11

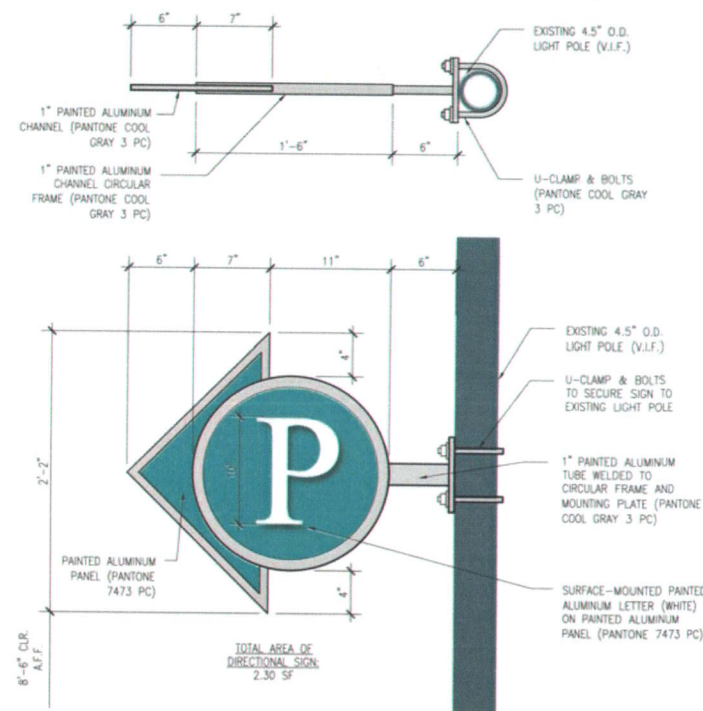
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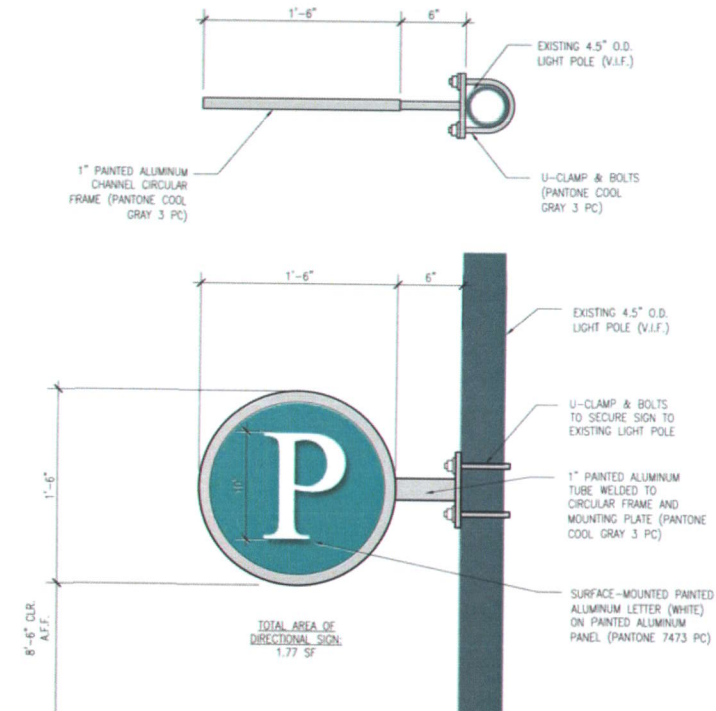
GARAGE ENTRY / EXIT SIGN
 1-1/2"=1'-0"



DIRECTIONAL SIGN TYPE P2
 1-1/2"=1'-0"



DIRECTIONAL SIGN TYPE P3
 1-1/2"=1'-0"



DIRECTIONAL SIGN TYPE P1
 1-1/2"=1'-0"

PROJECT #09163.00

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PARKING
GARAGE DIRECTIONAL
SIGN DETAILS

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